

**Subject:** Bettws Newydd - Enforcement action is being considered

Dear Supporter,

It is some time since we wrote as there has been a period of inactivity over the past three months, following the refusal of the retrospective application to regularise what has been built.

**Enforcement Proposals:** The National Park is now considering what enforcement action to take over Bettws Newydd, and this will be discussed at the DMC (Development Management Committee) on Wednesday 21<sup>st</sup> October. A lengthy set of notes has been prepared, and a copy of the relevant pages can be seen at: <http://parrog.org.uk/091015-Enforcement-Notes.pdf>

You are invited to review the notes and you can also submit your own comments to the National Park Planners. (As time is very short, we recommend you use email to [info@pembrokeshirecoast.org.uk](mailto:info@pembrokeshirecoast.org.uk) ). We suggest you send comments no later than Monday 19th 10 am if possible. We would also be interested in your views on these proposals.

The notes recommend that an enforcement notice should be issued and a draft is shown in the notes (Appendix 2). This requires

- (i) the removal of the building, hard standing and driveway
- (ii) the removal from the land of all building materials and rubble arising from compliance with (i) and restoration of the land by levelling and restoring the area of developed ground to correspond with its condition on the site survey submitted with the 2006 application.

However, before enforcement proceeds, it is also recommended that an approach to the developer should be made to invite him to explore alternative ways in which the building can be altered to remedy the harm to amenity and/or bring it in line with the existing 2006 permission. Elsewhere, however, a statement is made that “a modification of the current scheme to bring it in line with the approved scheme is not considered possible without complete demolition and rebuild”.

**Our view:** We agree with the conclusions reached in the proposal; in particular we agree with the form of the enforcement notice, although there are some inaccuracies in the detailed figures. We plan to write giving our opinion to the National Park, and would welcome any views. We will post our letter on the web site when it is sent.

**Other points about the notes:**

- A refusal notice was issued dated 2nd July. The developer has until January 2nd 2010 to appeal, but has not yet done so.
- We are pleased to see that the Officers are now taking a strong position against the current development. For example, the notes say “It is your officers’ view that, having reassessed the situation, the “as-built” dwelling does unacceptably affect public amenity”. Reasons are then given (page 17).

**What next?** We still anticipate that the developer will appeal. There are still almost three months in which he can do so. If this enforcement notice is issued then the appeal will probably be (i) against the refusal of permission for the application to regularise what has been built and (ii) against the enforcement notice.

We must be ready to oppose an appeal; while our fund raising efforts are on hold for now, in the event of an appeal we may have to renew them. In the meantime we would like to thank all those who have already contributed.

From the Bettws Newydd Opposition Group  
Web site is at <http://parrog.org.uk>

**Notes:** You are receiving this note as a result of providing your email when signing the petition regarding Bettws Newydd, or contacting us as a supporter. If you don't want to receive these periodic updates, please send an email to [info@parrog.org.uk](mailto:info@parrog.org.uk). Anyone wanting to join the distribution list can also write to this address, or preferably submit the form at <http://parrog.org.uk/joinus.htm> We apologise for not replying individually to every email received.